



# *City of Granite City*

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## ***Plan Commission Minutes December 6, 2012***

### **CALL TO ORDER**

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, December 6, 2012, at 7:00 PM.

### **PLEDGE/SWEAR-IN**

The Pledge of Allegiance was recited and those present in the audience that wished to speak this evening were sworn in.

### **ATTENDANCE/ROLL CALL**

Members Present: John Janek, Mark Davis, Don Luddeke, Mary Jo Akeman, Peggy Cunningham, Jim Smith and newly appointed Wm. Andy Mathes. Also present were: Alderman Gerald Williams, Assistant City Attorney Laura Andrews and Zoning Administrator Steve Willaredt. Excused absences: Shirley Howard, Jack Taylor, Frank Greathouse and Mike Spanberger.

### **MINUTES/AGENDA**

A Motion to approve the Minutes from the previous meeting (November 1, 2012) and this evening's Agenda was made by Mark Davis and seconded by Don Luddeke. Roll Call Vote. All ayes. Motion carried.

### **CHAIR COMMENTS**

The Chair stated the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next meeting scheduled for Tuesday, December 18, 2012.

### **COUNCIL REPORT**

No Report.

### **PETITION (1): Cheapies Tires 1525 Madison Avenue**

The Chair introduced the first Petition, Cheapies Tires, stating their request is for a change in zoning classification from C-4 to M-1. Mr. Chuck Phillips, business coordinator and logistics manager from Cheapies in Alton introduced himself and Julian Greer, the local owner of Cheapies Tires.

Mr. Phillips stated their business is two-fold: (1) the sale of tires and (2) discarding old tires. They intend to cut up the old tires, package them in bulk and ship them to a buyer by way of 18 wheeler Tractor Trailer trucks. Typically, trailers will be in the loading phase or on the road to the buyer. He stated they are EPA certified and there will be no exterior (outside) storage of discarded tires. Presently 3 trailers are in use. The facility plans to employ 14 people. The facility in Alton is located at 3204 E. Broadway and has been in business for 20 years.

Mr. Greer was asked if he presently owns the property and his response was he is in the process of buying the property from the present owner Tom Worthen.

Mary Jo Akeman questioned Mr. Phillips on his awareness of a Special Use Permit, rather than the Petition for a re-zoning classification change. He stated he thought Cheapies was doing the right thing. Discussion followed. The property's past history was brought up and the Commission was reminded of previous denial of zoning classification change. Mary Jo Akeman stated she is against a change in zoning; and asked Laura Andrews (Assistant City Attorney) if the Petitioner could change his request to a Special Use Permit. The Attorney stated he could change the Petition because it is a step down from the original request.

The Chair informed Mr. Phillips the re-zoning request would likely not receive approval and asked if he would consider amending the petition to a Special Use Permit, C-4 (Commercial) with limited M-2 (Light Industrial) use. Mr. Phillips agreed.

The Chair called for anyone wishing to speak either for, or against, the Amended Petition. Alderman Gerald Williams asked to speak, stating he is not opposed nor in favor. He questioned the tire shredding, dust collection and stated fire is his main concern. He believes there should be a sprinkler system installed for safety.

Mr. Phillips clarified by explaining; tires are not really shredded, shears are used to cut the tires in fours and weaned in 4 X4 cubes, banded, then loaded onto the trucks. He reiterated they are EPA Certified to haul tires, there will be no outside storage and Cheapies will operate a retail business (tire sales) in the front area of the property.

The Zoning Administrator stated the fire issue that Alderman Williams addressed will be handled by his Department and the Fire Department.

Discussion followed. The Assistant City Attorney requested the record reflect a change in the Petition proposed by the Petitioner. The change will be from a Zoning Reclassification C-4 to M-1, to the amended request for A Special Exemption Permit C-4 with limited M-2 Use with the following restrictions:

- a. Hours of Operation limited to: 8:00 AM to 12:00 Midnight
- b). Days of operation: 7 days per week – Monday thru Sunday
- c). Signage limited to: According to Granite City Sign Ordinance
- d). Screening required: No
- e). Additional parking required: No
- f). Any additional exterior lighting permitted? As needed, with approval of the Zoning Administrator
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: None

**MOTION** by Mary Jo Akeman and seconded by Peggy Cunningham to grant the amended request by Cheapies Tires and allow a Special Exemption Permit, C-4 with limited M-2 Use with the above restrictions (a thru k). Roll Call Vote. All ayes. Motion carried by unanimous consent.

**PETITIONER (2): The EventLine**  
**Mitch Levin**  
**3039 Nameoki Drive**

The Chair introduced the second petition and explained their request is for addition of storage containers, concealment of trailers with fencing and a change in the business days and hours of operation.

Mitch Levin, Business Manager, stated his request will allow the business to expand with more storage. Everything will either be inside or fenced in; trash will be concealed from public view. Mr. Levin stated the expanded hours are due to loading trailers in the evening and early start-ups in the morning. The Chair stated this proposal is what was supposed to be done 3 or 4 years ago. He then asked for questions or comments from the Commission. Jim Smith stated his personal experience has been that he has heard a lot of promises, but nothing gets done. He knows vehicles are not licensed. The operation has been a mess, nothing but on-going problems.

The Zoning Administrator asked how many Managers have been with the company before him. Mr. Levin replied he had no idea, that he has not been employed there for a long period of time, in fact, he was named Manager yesterday.

Zoning Administrator, Steve Willaredt went on to report the following:

The business has gone from Manager to Manager  
The owner has never appeared at any hearing  
Citations upon citations have been issued for violations  
Agreements have not been met  
Trash continues to be a problem  
Vehicles are without proper licensing  
Equipment is left outside for long periods of time  
Fencing was supposed to be completed 4 years ago.

The Chair stated the original Petition requirements need to be taken care of first and suggested this Petition be tabled. He then called for anyone in the audience that wished to speak.

**Tim Phelps**

Address: 3008 Nameoki Drive  
North Granite resident for over 40 years  
The business is not a good neighbor  
Not committed to the hours they agreed to: Trucks come and go at all hours  
Trucks exceed the Speed Limit (often)  
Erratic private driveway usage for turn arounds  
No appreciation that this is a residential area

**Rich Wilson**

Address: 3040 Nameoki Drive

Hours are early in the morning until late at night

Speeding is worrisome, there are children in the neighborhood

The company has not kept promises they made

**Barbara Biggs**

Address: 3052 Nameoki Drive

Distributed 4 pages of photographs with notes. She briefly described the 8 color photographs of the exterior of the business. (Attachment A, copies available upon request).

Carnival rides for children sitting outdoors for 5 years

Trucks use the residential driveway next to her home which is vacant

Rats are present, trash from employees (fast food carry-outs) thrown on the ground  
and the papers are blown throughout the neighborhood

Employees are rude and show no respect, use profanity, no decent conversations

Hammering heard up until midnight

Employees play around with an all terrain vehicle on the Church lot

Concern for Rain sewer drain, Mrs. Biggs can put her hand and arm in and actually touch pipe  
and, if that is possible, are the big trucks capable of destroying sewer lines?

**MOTION** by Mark Davis and seconded by Andy Mathes to place on file the four pages of photographs with notes submitted to the Commission by Barbara Biggs. Voice vote. All ayes. Motion carried unanimously.

Alderman Gerald Williams agreed with Chairman Janek's suggestion to table the hearing. He said the Company should clean up and install fencing before coming before the Commission for anything else. The Zoning Administrator added, when and if this is brought back to the Plan Commission, the owner must be present.

**MOTION** by Mark Davis and seconded by Mary Jo Akeman to Deny the Petition based on discussions and conversation as well as the company's lack of compliance since the inception. Roll call vote. All ayes. Motion carried by unanimous consent.

**NEW BUSINESS** - None voiced.

**UNFINISHED BUSINESS**

The Zoning Administrator was not present at the last meeting's review of Article 12 and stated there may have been some confusion. He stated, basically, Article 12 mirrors Article 15.

He is aware a motion was passed with stipulation some areas of concern needed clarification, i.e. the following:

- 1). Specific clarification for size of Sandwich Board Signs (maximum of 15 sq. ft. 3 X 5 ft each side).
- 2). A maximum size should be included on Time and Temperature Devices.
- 3). Sandwich Board Signs should be required to be brought inside at close of business.
- 4). Request for a more detailed, color-coded map showing the boundaries of Lincoln Place P.U.D. to be included on the last page of Article 12.

Discussion followed and the Commission decided to simply delete Sign language in Article 12. The Chair called for a Motion.

**MOTION** by Mary Jo Akeman and seconded by Peggy Cunningham that Article 12, Lincoln Place Planned Unit Development be passed as presented, with elimination of Article 12-1500 Comprehensive Sign Control Regulation. Signage for Lincoln Place P.U.D. will be covered in the City's Sign Ordinance #4849, General Provisions. Voice vote. All ayes. Motion carried unanimously.

No further business. Motion to Adjourn by Peggy Cunningham and seconded by Andy Mathes. Motion carried.

Respectfully submitted,  
*Barbara Hawkins*  
Secretary, Plan Commission

**PLAN COMMISSION ADVISORY REPORT**

Hearing Date: December 6, 2012

**PETITIONER: (1) Cheapies Tires  
1525 Madison Avenue  
Parcel ID: 22-2-19-24-15-401-024**

**MOTION by Mary Jo Akeman and seconded by Peggy Cunningham to grant the amended request by Cheapies Tires and allow a Special Exemption Permit, C-4 with limited M-2 Use, with the restrictions as follows:**

- a). Hours of Operation limited to: 8:00 AM to 12:00 Midnight
- b). Days of operation: 7 days per week – Monday thru Sunday
- c). Signage limited to: According to Granite City Sign Ordinance
- d). Screening required: No
- e). Additional parking required: No
- f). Any additional exterior lighting permitted? As needed, with approval of the Zoning Administrator
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: None

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>
<b>Mark Davis</b>	<b>Yes</b>
<b>Don Luddeke</b>	<b>Yes</b>
<b>Mary Jo Akeman</b>	<b>Yes</b>
<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Jim Smith</b>	<b>Yes</b>
<b>Andy Mathes</b>	<b>Yes</b>

**All ayes. Motion carried by unanimous consent.**

\*\*\*\*\*

PETITION (2) :       The EventLine  
                  Mitch Levin  
                  3039 Nameoki Drive  
                  Parcel ID 22-2-20-07-14-301-001

MOTION by Mark Davis and seconded by Andy Mathes to place on file the four pages of photographs with notes submitted to the Commission by resident Barbara Biggs. Voice vote. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes
Mark Davis	Yes
Don Luddeke	Yes
Mary Jo Akeman	Yes
Peggy Cunningham	Yes
Jim Smith	Yes
Andy Mathes	Yes

All ayes. Motion carried by unanimous consent.

MOTION by Mark Davis and seconded by Mary Jo Akeman to *deny* the Petition based on discussions and conversations by the Commission and audience as well as the company's lack of compliance since the inception.

ROLL CALL VOTE

John Janek	Yes
Mark Davis	Yes
Don Luddeke	Yes
Mary Jo Akeman	Yes
Peggy Cunningham	Yes
Jim Smith	Yes
Andy Mathes	Yes

All ayes. Motion DENIED by unanimous consent.

\*\*\*\*\*

REVIEW – Article 12 Place Planned Unit Development

MOTION by Mary Jo Akeman and seconded by Peggy Cunningham that Article 12, Lincoln Place Planned Unit Development be passed as presented, but with elimination of Article 12-1500 Comprehensive Sign Control Regulation. Signage for Lincoln Place P.U.D. will be covered in the City's Sign Ordinance #4849, General Provisions.

Voice Vote. All ayes. Motion carried.